

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BEACON ST, ARLINGTON

OWNERSHIP

Owner 1:	FRONDUTO ROCCO JR			
Owner 2:				
Owner 3:				
Street 1:	8 BEACON STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1976, having primarily Brick Exterior and 3072 Square Feet, with 6 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6706		Sq. Ft.	Site		0	80.	0.93	1									496,947						496,900	

Total AC/HA:	0.15395	Total SF/SM:	6706	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON		Total:	496,947	Spl Credit		Total:	496,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON**APPRAISED:**

USE VALUE:

ASSESSED:

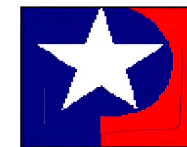
Total Card /

Total Parcel

962,600

962,600

962,600



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	28981
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Measured	197	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
4/21/2000	Inspected	276	PATRIOT
2/16/2000	Measured	197	PATRIOT
11/1/1991		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	6706.000	465,700		496,900	962,600		28981
							GIS Ref
							GIS Ref
Total Card	0.154	465,700		496,900	962,600	Entered Lot Size	GIS Ref
Total Parcel	0.154	465,700		496,900	962,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		313.35	/Parcel:	313.35	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	111	FV	465,700	0	6,706.	496,900	962,600		Year end	12/23/2021	PRINT	
2021	111	FV	465,700	0	6,706.	496,900	962,600		Year End Roll	12/10/2020		Date
2020	111	FV	442,500	0	6,706.	496,900	939,400	939,400	Year End Roll	12/18/2019	12/29/21	23:12:44
2019	111	FV	408,100	0	6,706.	528,000	936,100	936,100	Year End Roll	1/3/2019		
2018	111	FV	408,100	0	6,706.	385,100	793,200	793,200	Year End Roll	12/20/2017	LAST REV	
2017	111	FV	383,600	0	6,706.	335,400	719,000	719,000	Year End Roll	1/3/2017	Date	Time
2016	111	FV	383,600	0	6,706.	285,700	669,300	669,300	Year End	1/4/2016	04/09/19	14:12:30
2015	111	FV	355,100	0	6,706.	279,500	634,600	634,600	Year End Roll	12/11/2014	appr	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
947						496,900	

More: N Total Yard Items: Total Special Features: Total: